

REPORT TO THE CITY COUNCIL FROM
BUSINESS, INSPECTIONS, HOUSING & ZONING COMMITTEE

June 8, 2021

A regular meeting of the committee was convened at 1:30 pm on this date.

Members Present: Council Members Lisa Goodman (Chair), Jeremy Schroeder (Vice-Chair), Jeremiah Ellison, Cam Gordon, Jamal Osman, and Kevin Reich (Quorum - 4)

Pursuant to Minnesota Statutes Section 13D.021, the meeting was held by electronic means and Committee Members and staff participated remotely due to the local public health emergency (novel coronavirus pandemic) declared on March 16, 2020.

Matters listed below are hereby submitted with the following recommendations; to-wit:

1. Owamni, 425 West River Road, (Ward 3) for an On Sale Wine with Strong Beer, Limited Entertainment license ([2021-00611](#))

Considering application for Owamni, 425 WEST RIVER PKWY Minneapolis, MN, (Ward 3), submitted by ghost dancer L. L. C., BLWine, LIC394193 for an On Sale Wine with Strong Beer, Limited Entertainment license, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Michele Harvet, Department of Community Planning Economic Development (CPED)/Licenses & Consumer Services Division.

The public hearing was opened.

The following persons spoke:

1. Sean Sherman, Owamni owner.
2. Dana Thompson, Owamni owner.

The hearing was closed.

Ellison moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

2. ie, 4724 Cedar Ave S, (Ward 11), for a Permanent Expansion of Premises including a new private patio area, with seating for 32 customers, and an expanded existing patio with an additional 24 seats. ([2021-00612](#))

Considering application for ie, 4724 CEDAR AVE S Minneapolis, MN, (Ward 11) submitted by Italian Eatery LLC, BLAmend, LIC393785 for a Permanent Expansion of Premises including a new private patio area, with seating for 32 customers, and an expanded existing patio with an additional 24 seats, subject to final inspection and compliance with all provisions of applicable codes and ordinances.

Staff presentation by Enrique Velazquez, CPED/Licenses & Consumer Services Division.

The public hearing was opened.

The following person spoke:

1. Eric Carrera, owner

The hearing was closed.

Schroeder moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

3. Historic use variance ordinance [\(2021-00107\)](#)

Passage of Ordinance amending Title 23, Chapter 599 of the Minneapolis Code of Ordinances relating to Heritage Preservation: Heritage Preservation Regulations, adding and amending provisions related to a waiver process for designated properties.

Staff presentation by Andrea Burke, CPED/Historic Preservation Development Services Division.

The public hearing was opened. There being no persons wishing to speak, the hearing was closed.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

4. Conditional use permit and variance appeal: Joe Wagner, 3805 40th St E [\(2021-00627\)](#)

Considering an appeal submitted by Joe Wagner regarding the following decisions of the City Planning Commission (PLAN12433) to establish a community residential facility with 16 beds for the property located at 3805 40th St E:

1. Approving a conditional use permit to allow a community residential facility with 16 beds.
2. Approving a variance to reduce the minimum lot area from 10,000 square feet to 9,219 square feet.

Staff presentation by Kimberly Holien, CPED.

The hearing was opened.

The following persons spoke:

1. Joe Wagner, appellant
2. Ellie Skelton, applicant
3. Sam Smith, National Alliance on Mental Illness Minnesota (NAMI MN)
4. William Shroyer

The hearing was closed.

Gordon moved to deny. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

5. Liquor License Approvals for June 8, 2021 ([2021-00609](#))

Aria at the Jeune Lune, 105 1ST ST N Minneapolis, MN, (Ward 3) submitted by Aria at the Jeune Lune LLC, BLAmend, LIC392671

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

6. Liquor License Renewals for June 8, 2021 ([2021-00610](#))

1. CAFE & BAR LURCAT, 1624 HARMON PL Minneapolis, MN, (Ward 7) submitted by Lurcat LLC, BLLiquor, LIC78783
2. D'Amico Catering at Calhoun Beach Club, 2925 DEAN PKWY Minneapolis, MN, (Ward 7) submitted by D'Amico Catering LLC, BLLiquor, LIC80274
3. Farmers Kitchen + Bar, 750 2ND ST S Minneapolis, MN, submitted by Minnesota Farmers Union Alliance LLC, BLWine, LIC394319

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

7. Contract amendment with Emmanuel Sackey dba Building Code Tech, for demolition of 1625 West Broadway Avenue North ([2021-00619](#))

Authorizing an increase to contract COM0003386 with Emmanuel Sackey dba Building Code Tech, in the amount of \$75,540 for a total amount not to exceed \$158,040 for additional services required with the demolition of 1625 West Broadway Avenue North.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

8. Minneapolis Pathways Grant Agreements ([2021-00621](#))

Authorizing grant agreements funding community-based workforce development activities that assist employers to recruit, train, and prepare Minneapolis residents to fill in-demand positions in their business: Construction Careers Training Program for up to \$70,000; CLUES for up to \$75,000; East Side Neighborhood Services for up to \$80,000; EMERGE Community Development for up to \$100,000; and HIRED for up to \$100,000.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

9. Exclusive Development Rights Extension for Snelling Yards Development Joint Venture ([2021-00624](#))

Extending exclusive development rights for Snelling Yards Development Joint Venture for the Snelling Yards Redevelopment sites at 3601 East 44th Street for a period of 18 months.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

10. Minneapolis Perpetual Affordability Housing and Land Trust Program Limited Equity Home ownership Declaration and option to purchase agreement ([2021-00628](#))

Passage of Resolution adopting form documents and delegating authority to make and execute Minneapolis Perpetual Affordability Housing Land Trust Program Limited Equity Home Ownership Declaration and Option to Purchase Agreements consistent with City Council approved requirements for the Minneapolis Homes and Inclusionary Zoning Requirements.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

11. Comprehensive Plan amendment: Future land use designation and built form guidance ([2021-00645](#))

1. Passage of Resolution approving an amendment to the City's comprehensive plan to amend the future land use designation for 2839 11th Ave S from Production Mixed Use to Urban Neighborhood.
2. Passage of Resolution approving an amendment to the City's comprehensive plan to amend the built form guidance in *Minneapolis 2040* from Interior 3 to Corridor 6 for the properties located at 2837, 2839, and 2843 11th Ave S, and 2834, 2836, and 2840 12th Ave S.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

12. Agreements with the Minnesota Department of Transportation and Hennepin Theatre Trust for a Mural on Ramp A ([2021-00613](#))

1. Authorizing the execution of an agreement with the Minnesota Department of Transportation or their assigns for a mural on Ramp A.
2. Authorizing the execution of an agreement with Hennepin Theatre Trust or their assigns for a mural on Ramp A.
3. Passage of Resolution acknowledging and extending support for a proposed art project.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

13. Agreements with the Minnesota Department of Transportation and Native American Community Development Corporation for a temporary public artwork along Franklin Avenue ([2021-00634](#))

1. Authorizing the execution of an agreement with the Minnesota Department of Transportation or their assigns for a temporary public artwork along Franklin Avenue.
2. Authorizing the execution of an agreement with Native American Community Development Corporation or their assigns for a temporary public artwork along Franklin Avenue.
3. Passage of Resolution acknowledging and extending support for a proposed art project.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

14. Contract with Maria Cristina Tavera for fabrication of public art for the Green Crescent public art project [\(2021-00629\)](#)

Authorizing a contract with Maria Cristina Tavera, in the amount of \$238,000, for fabrication of public art at the Green Crescent project site.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

15. Minneapolis Homes: Financing land sales and financing awards [\(2021-00607\)](#)

Setting a public hearing for June 22, 2021, to consider the land sales of multiple properties and awarding of funding for Minneapolis Homes: Financing projects.

Goodman moved to set public hearing for June 22, 2021. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

16. Land Sale: 1511 22nd Ave N [\(2021-00606\)](#)

Setting a public hearing for June 22, 2021, to consider the sale of City-owned property located at 1511 22nd Ave N to Riverfront Development Partners LLC.

Goodman moved to set public hearing for June 22, 2021. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

17. Land sale: Satori Boutique Apartments, 817 1/2 West Broadway Avenue, 1830 and 1832 Bryant Avenue North [\(2021-00625\)](#)

Setting a public hearing for June 22, 2021, to consider a land sale for 817 1/2 West Broadway Avenue, 1830 Bryant Avenue North and 1832 Bryant Avenue North for the Satori Boutique Apartments project.

Goodman moved to set public hearing for June 22, 2021. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

18. Rezoning: John Greene, on behalf of 3331 Hennepin, LLC, 3331 Hennepin Ave ([2021-00618](#))

1. Approving an application submitted by John Greene, on behalf of 3331 Hennepin, LLC, to rezone (PLAN12475) the property located at 3331 Hennepin Ave from the R3 Multiple Family District to the OR1 Neighborhood Office Residence District, retaining the BFC4 Corridor 4 Built Form Overlay District to construct a new four-story mixed-use building containing 11 dwelling units and approximately 600 square feet of office space.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

19. Rezoning: 801 9th St LLC, 801 9th St SE ([2021-00617](#))

1. Approving an application submitted by 801 9th St LLC to rezone (PLAN11781) the property located at 801 9th St SE to add the Industrial Living Overlay District to construct a new planned unit development with 113 dwelling units and 41,432 square feet of production space.
2. Passage of Ordinance amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

Goodman moved to approve. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Osman, and Reich (5)

Absent: Gordon (1)

Nay: (0)

Abstain: (0)

20. Commercial Property Development Fund (CPDF) loan for Blue Horn Properties, LLC: 1201 Lake St E ([2021-00620](#))

Authorizing a Commercial Property Development Fund Loan of \$600,000 to Blue Horn Properties LLC or its assigns to assist in the rehabilitation of the commercial property at 1201 Lake St E.

[Clerk Note: see Agenda No. 23]

21. Commercial Property Development Fund (CPDF) loan for Marigold Properties LLC: 3500 Nicollet Ave ([2021-00630](#))

Authorizing a Commercial Property Development Fund Loan of \$400,000 to Marigold Properties LLC or its assigns to assist in the acquisition and renovation of the commercial property at 3500 Nicollet Ave.

[Clerk Note: see Agenda No. 23]

22. Commercial Property Development Fund (CPDF) loan for JWNST LLC dba Jack's Hardware and Farm Supply Inc: 2201 Franklin Ave E ([2021-00631](#))

Authorizing a Commercial Property Development Fund Loan of \$250,000 to JWNST LLC dba Jack's Hardware and Farm Supply Inc or its assigns to assist in the acquisition and rehabilitation of the commercial property at 2201 Franklin Ave E.

[Clerk Note: see Agenda No. 23]

23. Commercial Property Development Fund (CPDF) loan for 1200 KMA Development, LLC: 1200 West Broadway ([2021-00632](#))

Authorizing a Commercial Property Development Fund Loan of \$500,000 to 1200 KMA Development, LLC or its assigns to assist in the acquisition and rehabilitation of the commercial property located at 1200 West Broadway.

Staff presentation by Jim Terrell, CPED, on items 20-23.

Ellison moved to approve items 20-23. On roll call, the motion passed.

Aye: Goodman, Schroeder, Ellison, Gordon, Osman, and Reich (6)

Nay: (0)

Abstain: (0)

Absent: (0)

With no further business to transact, the meeting adjourned at 2:35 pm.

Reported by Lisa Brock, Clerk